

# VIEW SOLICITATION

## General Information

**Solicitation Number:** W912DR-06-R-0069  
**Restrictions:** Unrestricted  
**Title:** Army Residential Communities Initiative (RCI) Community Development and Management Plan (CDMP) Request for Qualifications (RFQ) – 07 Group  
07 Group comprised of Fort Greely, AK; Fort Wainwright, AK; Fort Huachuca, AZ; Yuma Proving Ground, AZ; and Aberdeen Proving Ground, MD  
**Location:**  
**Issue Date:** 04/12/2007  
**Closing Date:** 4/27/2007, 1500 hrs, EST  
**Price Range:** \$5,000,000.00 and \$10,000,000.00  
**Time for Completion:** 230 calendar days  
**NAICS:** 238120  
**CBD:** Z  
**Contracting POC:** Nichol Fitzpatrick, 301-677-3007

**Synopsis:** Army Residential Communities Initiative (RCI) Community Development and Management Plan (CDMP) Request for Qualifications (RFQ) for Fort Greely, AK; Fort Wainwright, AK; Fort Huachuca, AZ; Yuma Proving Ground, AZ; and Aberdeen Proving Ground, MD

The Assistant Secretary of the Army for Installations and Environment has a requirement to establish a long-term business relationship for the purpose of improving and sustaining military family housing communities at the following installations: Fort Greely, AK; Fort Wainwright, AK; Fort Huachuca, AZ; Yuma Proving Ground, AZ; and Aberdeen Proving Ground, MD. Collectively these projects are known as the 07 Group. This requirement will be satisfied through the Army Housing privatization program known as the Residential Communities Initiative (RCI). RCI operates as part of the Congressionally authorized Military Housing Privatization Initiative (MHPI) (10 USC 2871). RCI employs best commercial practices in management, development, construction, maintenance and operation to meet the Army's long-term needs for military family housing. The Army will award one contract for the Fort Greely and Fort Wainwright project, one contract for the Fort Huachuca and Yuma Proving Ground project, and one contract for the Aberdeen Proving Ground project. The selected offerors will work with the Army to create a Community Development and Management Plan (CDMP) that will describe a 50-year plan to develop, re-develop, construct, maintain and operate the housing assets at each of the particular 07 Group projects. The Army will solicit this requirement on an unrestricted basis using a Request for Qualification (RFQ). The Army intends to publish the 07 Group RFQ on or about April 10, 2007. At Step One, the RFQ will seek, from interested offerors, a five-page submission addressing three Minimum Experience Requirements (MERs). The closing date for receipt of MER submission will be on or about April 25, 2007. Once the evaluation of the MERs is complete, those offerors who have satisfied the MERs shall be eligible to further compete for the 07 Group by submitting a complete Statement of Qualifications (SOQs). Offerors will be provided a minimum of 30 calendar days to provide their SOQ submissions.

The Army recognizes that its RCI solicitations include a Step One selection process that remains fairly constant. Providing a mechanism to allow certain previously qualified offerors to avoid submitting duplicative documentation for Step One can enhance offeror and Army efficiency. Current potential offerors who have qualified for inclusion in the highly qualified competitive group (HQCG) in the 06 Group Army RCI solicitation, and whose composition of principal members includes at least the same principal members (with the same responsibilities) since inclusion within that competitive group, may waive the requirement to submit Minimum Experience Requirements (MERs) and Statement of Qualifications (SOQs) on the solicitation. Instructions for requesting a waiver will be provided in the RFQ. The Army,

in its sole discretion, will determine whether the offeror fulfills the waiver requirements. Offerors not qualifying for a waiver will be asked to submit Step One information in accordance with the RFQ.

The 07 Group RFQ and amendments will be available at the Army RCI web page at <http://www.rci.army.mil>. Selecting the 07 Group button from the Army RCI web page will link offerors to a site where they can view and download the RFQ and amendments. Prospective offerors will be requested to register at the site. Registered offerors will receive electronic notification when amendments are posted to the web page. The Army will only respond to questions about the RFQ if they are received by electronic or facsimile medium. The Army will not reply to any questions submitted later than 10 days prior to a submission deadline. All comments or questions by e-mail should be directed to [nichol.fitzpatrick@usace.army.mil](mailto:nichol.fitzpatrick@usace.army.mil). If by facsimile, comments or questions should be directed to Nichol Fitzpatrick at telephone (301) 677-3007 or fax (301) 677-4017. Army responses to questions will be issued in the form of an amendment to the RFQ and can be found at the 07 Group link at <http://www.rci.army.mil>.

All responsible sources may submit their qualifications which shall be considered by the agency. The solicitation will be provided in an electronic format, free of charge, to all authenticated account holders of Federal Technical Data Solution System (FedTeDS)—a one-time registration process for vendors/contractors—Accounts may only be attained by CCR-registered contractors/vendor, go to [www.fedteds.gov](http://www.fedteds.gov) for additional information. After issuance of the solicitation, contractors may view and or download this solicitation and all amendments at the following internet address:  
<https://www.fedteds.gov/fedteds/start.nsf/frm.vendorlogin?openform&SolicitationNumber=W912DR-06-R-0069>. Plans and specifications will not be available in paper format. Use of the FedTeDS website require prior registration at [www.fedteds.gov](http://www.fedteds.gov). It is the offerors responsibility to monitor the FedTeDS website (using the above link) for amendments to the solicitation.

NOTE TO PROSPECTIVE OFFERORS: Currently FedTeDS is experiencing technical problems necessitating multiple attempts before allowing a successful download of documents. Your patience is appreciated while FedTeDS continues to work on correcting this problem. To assist with a smoother download process, please be sure that your Adobe Acrobat Reader is set NOT to view pdf documents in the your browser window. To accomplish this, open Acrobat, click on EDIT tab, select PREFERENCES, then select INTERNET from the Categories Listing, being sure that the WEB BROWSE OPTION - Display PDF in Browser is left unchecked.

You must be registered with the Central Contractor Registration Database (CCR) to receive a government contract award. You may register with the CCR at <http://www.ccr.gov/>.

**Plans & Specs:** Available thru [FedTeDS](#)

**Amendments:**  
**Register as an**  
**Interested Party:** [Download the attached form](#), complete, and return as directed.